



City of Wheatland

111 C Street Street – Wheatland, California 95692
Tel (530) 633-2761 – Fax (530) 633-9102

PLANNING COMMISSION MEETING STAFF REPORT

Date: June 21, 2022
Agenda Item:

Subject: Consideration to recommend City Council approval of the requested 503 Main Street Rezone and Improvement Project.

Prepared by: Tim Raney, Community Development Director

Recommendation

Staff recommends that the Planning Commission adopt the attached resolution recommending the Wheatland City Council approve the 503 Main Street Rezone Ordinance (see Attachment 1) and adopt the attached resolution recommending the Wheatland City Council approve the 503 Main Street Conditional Use Permit and Site Plan and Design Review (see Attachment 2).

Background

The 503 Main Street Rezone and Improvement Project is located at 503 Main Street in the City of Wheatland (APN 015-219-002-000). The 0.298-acre site project site is currently developed with an existing 560-square-foot vacant residence and a vacant 650-square-foot shop building. The site also includes a collapsed duplex that is proposed to be removed as part of the project. The City of Wheatland General Plan Land Use Map currently designates the site Commercial (C), and has a current zoning designation of Single-Family Residential (R-1). The applicant is proposing to provide site improvements to the property to remove a current eyesore within the City.

Discussion

The applicant requests a rezone of the site from R-1 to Heavy Commercial (C-3) for consistency with the General Plan Land Use Designation. The applicant is proposing to construct a new 1,575-square-foot shop building, which requires Site Plan and Design Review approval, and the existing residence is proposed to remain, which would be permitted in the C-3 zoning district with the approval of a use permit.

Planning and Engineering staff met with the applicant team at the project site to discuss the proposed uses and the site plans have been revised to address all Planning and Engineering comments. Staff has provided conditions of approval related to the conditional use permit and design review, as detailed in the attached resolution (see Attachment 2).

Rezone

The project includes a rezone request from R-1 to C-3 (see Attachment 1 Exhibit A). In addition to correcting an inconsistency between the Wheatland General Plan Land Use Map and the Zoning Map, Planning staff believes the property's location on Main Street adjacent the Union Pacific Railroad (UPRR) is better suited for uses allowed in the C-3 zoning district as compared to the uses allowed in the R-1 zoning district. Upon approval of the rezone, the applicant will be looking to lease the shop buildings for potential commercial uses, such as a cabinet shop, tile shop, granite shop, or similar use. These potential uses are permitted in the proposed C-3 zoning district and could include retail components for the City.

Use Permit

Per Section 18.36.040 of the Wheatland Municipal Code, residential uses consistent with the R-3 zoning district's development standards are permitted in the C-3 zone with approval of a use permit. As a result, with approval of the requested use permit, the existing vacant residence would be allowed to remain and be occupied.

Site Plan and Design Review

Per Chapter 18.36 of the Wheatland Municipal Code, all development located within the C-3 zoning district is subject to Site Plan and Design Review. The purpose of Site Plan and Design Review is to review proposed development projects with the established standards for development in the Zoning Code and the design review guidelines in the City of Wheatland's Community Design Standards.

The project site includes an existing wooden fence with a pedestrian gate and vehicle gate. The existing fencing is proposed to remain, but will be repaired as needed. The proposed project also includes site improvements, including parking, new front landscaping, and pedestrian and vehicle access. The site is proposed to have 11 vehicle parking spaces and one ADA vehicle parking space. The existing shop building

and residence will be improved and brought up to current code requirements for occupancy. The proposed new shop building will be a 16-foot high, 35-foot by 45-foot metal framed structure (see Attachment 3). City staff believes the proposed project is compatible with the surrounding uses and the intent of the City's adopted Community Design Standards regarding mixed-use development, and would serve the community as an improvement to the existing property.

CEQA Review

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 30, Section number 1530 (Minor Alterations in Land Use Limitations) and Class 1, Section number 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Conclusion

Based on the information contained in the staff report, staff recommends that the Wheatland Planning Commission adopt the attached Resolution recommending the Wheatland City Council approve the 503 Main Street Rezone Ordinance and adopt the attached resolution recommending the Wheatland City Council approve the 503 Main Street Conditional Use Permit and Site Plan and Design Review.

Attachments

1. Resolution of the Wheatland Planning Commission recommending the Wheatland City Council adopt the 503 Main Street Rezone Ordinance.

Exhibit A – 503 Main Street Rezone Ordinance

2. Resolution of the Wheatland Planning Commission recommending the Wheatland City Council approve the 503 Main Street Conditional Use Permit and Site Plan and Design Review.
3. Proposed Project Plans.

Attachment 1

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WHEATLAND RECOMMENDING THE WHEATLAND CITY COUNCIL APPROVE THE REZONE OF AN 0.298-ACRE PROPERTY FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO HEAVY COMMERCIAL (C-3) LOCATED AT 503 MAIN STREET (APN 015-219-002-000)

WHEREAS, on March 7, 2022, the applicant, Robert Files, submitted an application for a rezone, use permit, and site plan and design review for the 0.298-acre property located at 503 Main Street (APN 015-291-002-000); and,

WHEREAS, the Planning Commission gave notice of public hearing as required by law; and,

WHEREAS, on June 22, 2022, the Wheatland Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary recommending City Council approval of the rezone of an 0.298-acre property from Single-Family Residential (R-1) to Heavy Commercial (C-3) located at 503 Main Street (APN 015-219-002-000); and

NOW THEREFORE, BE IT RESOLVED that in recommending approval to the City Council of Ordinance No. _____, rezoning an 0.298-acre property from Single-Family Residential (R-1) to Heavy Commercial (C-3) located at 503 Main Street (APN 015-219-002-000), the Planning Commission makes the following findings, which are based on its review and consideration of the entire record, including the recitals above and any oral or written testimony provided at the hearing:

1. The proposed Ordinance is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines section 1530, Minor Alterations in Land Use Limitations.
2. The proposed Ordinance is consistent with the General Plan, as it carries out the purposes of the General Plan and is consistent with the land use and development designation in such plans.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission recommends the City Council adopt the Ordinance rezoning an 0.298-acre property from Single-Family Residential (R-1) to Heavy Commercial (C-3) located at 503 Main Street (APN 015-219-002-000), in the form attached as Exhibit A, subject to such changes as may be approved by the City Council.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the City of Wheatland Planning Commission, at a regular meeting thereof, held on the 22nd day of June, 2022 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Planning Commission Chairperson

ATTEST:

Lisa Thomason, City Clerk

Exhibit A

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WHEATLAND
TO REZONE AN 0.298-ACRE PROPERTY FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO
HEAVY COMMERCIAL (C-3) LOCATED AT 503 MAIN STREET (APN 015-219-002-000).**

The City Council of the City of Wheatland does ordain as follows:

SECTION 1:

The City Council determined on _____, that, after full consideration of the 503 Main Street Rezone and Improvement Project, is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section number 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, and on the basis of the whole record before it, the 503 Main Street Rezone and Improvement Project should be approved.

SECTION 2:

At its regular meeting of _____, the Wheatland Planning Commission recommended that the Wheatland City Council adopt the Ordinance to rezone a 0.298-acre property (APN 015-219-002-000) from Single-Family Residential (R-1) to Heavy Commercial (C-3).

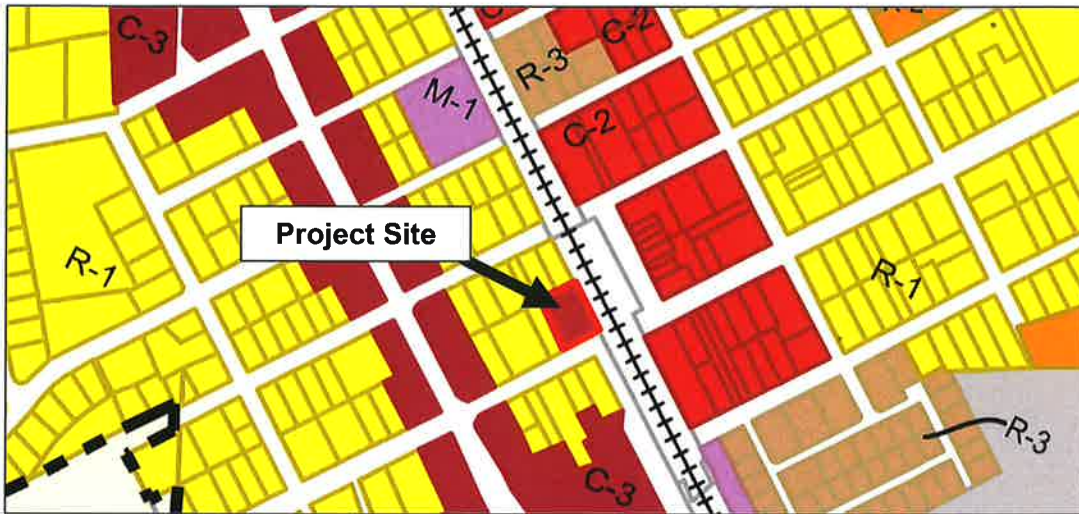
SECTION 3:

The property shown below, is hereby rezoned from Single-Family (R-1) Zoning District and to Heavy Commercial (C-3) Zoning District for consistency with the City of Wheatland General Plan Land Use Designation Map.

Proposed Zoning Map Amendment



Proposed Zoning Map



SECTION 4:

The City Council finds that the public necessity requires the proposed zone change; that the subject property is suitable to the uses permitted in the proposed zone change; that said permitted uses are not detrimental to the surrounding property; and that the proposed zone change is in conformance with the Wheatland General Plan.

SECTION 5:

This ordinance shall take effect and be enforced 30 days from and after the date of its adoption.

SECTION 6:

Within 15 days from the date of passage of this ordinance, the City Clerk shall post a copy of it in at least three public places in the City.

* * * * *

I HEREBY CERTIFY that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Wheatland, held on the ____ of _____, 2020, and passed and adopted at a regular meeting thereof, held on the ____ of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor of the City of Wheatland

ATTEST:

City Clerk of the City of Wheatland

Attachment 2

**RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF WHEATLAND RECOMMENDING THE WHEATLAND CITY COUNCIL
APPROVE THE USE PERMIT AND SITE PLAN AND DESIGN REVIEW OF THE 503
MAIN STREET REZONE AND IMPROVEMENT PROJECT LOCATED AT
503 MAIN STREET (APN 015-219-002-000)**

WHEREAS, on March 7, 2022, the applicant, Robert Files, submitted an application for a rezone, use permit, and site plan and design review for the 0.298-acre property located at 503 Main Street (APN 015-291-002-000); and,

WHEREAS, on June 22, 2022, the City of Wheatland Planning Commission recommended the Wheatland City Council approval of the rezone of an 0.298-acre property from Single-Family Residential (R-1) to Heavy Commercial (C-3) located at 503 Main Street (APN 015-219-002-000); and,

WHEREAS, the proposed project requires use permit approval, in accordance with Title 18, Chapter 18.36 of the Wheatland Municipal Code; and

WHEREAS, the proposed project requires Site Plan and Design Review approval, in accordance with Title 18, Chapter 18.67 of the Wheatland Municipal Code; and

WHEREAS, the Planning Commission gave notice of public hearing as required by law; and,

NOW THEREFORE BE IT RESOLVED that on June 22, 2022, the Wheatland Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary recommending City Council approval of the requested use permit and site plan and design review for the 503 Main Street Rezone and Improvement Project (APN 015-219-002-000), subject to the following conditions:

Conditions of Approval

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
2. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
3. All required easements or rights-of-way for improvements shall be obtained by the developer at no cost to the City. Advance permission shall be obtained from all pertinent property owners and easement holders, if applicable, for any work done within such property or easements.

4. The use of construction equipment shall be restricted to weekdays between the hours of 7:00 AM and 6:00 PM. Requests for alternative days/times may be submitted in writing to the City Engineer for consideration.
5. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the Feather River Air Quality Management District.
6. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
7. Any expansion of this use or substantial modification that results in a change of use shall require an amendment of this Use Permit. Minor Modifications to this Use Permit shall be considered by the Community Development Director in accordance with Wheatland Municipal Code, and may require notification of surrounding property owners prior to such approval.
8. The project and all proposed improvements shall comply with the City of Wheatland Municipal Code and City Standards unless a specific exception is granted thereto or as approved by the City Engineer.
9. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way or easements, and peak commute-hour traffic shall not be impeded by construction related activity.
10. All access driveways shall be constructed to current ADA and City Standards, subject to review and approval by the City Engineer.
11. All cracked, broken or damaged concrete curb, gutter, and sidewalk in the public right-of-way along the project frontage shall be removed and replaced as required by the City Engineer.
12. All buildings, parking and access shall meet ADA/Title 24 requirements as determined by the Chief Building Official.
13. All on-site utilities shall be privately maintained and connected to public facilities in accordance with City Standards, or as approved by the City Engineer.
14. Signs were not reviewed as part of the approval of the proposed project. A sign permit shall be required for the installation of any new signs and shall be subject to approval by the Planning Department staff before the issuance of the sign permit and shall be in compliance with sign code.
15. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of

plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

16. All portions of the required front yard not used for access shall be landscaped in accordance with Sections 18.60.130, 18.63.100, and 18.63.110 of the Wheatland Municipal Code. Landscape shall show immediate results and be permanently maintained in good condition.
17. The Use Permit shall expire two years from the date of approval (expires _____) and shall become null and void in accordance with Section 18.76.040 of the Wheatland Municipal Code, unless the use has been established.
18. Subject to review and approval by the Wheatland Planning Department, building materials shall not include materials that are discouraged in the Citywide Community Design Standards.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the City of Wheatland Planning Commission, at a regular meeting thereof, held on the 22nd day of June, 2022 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

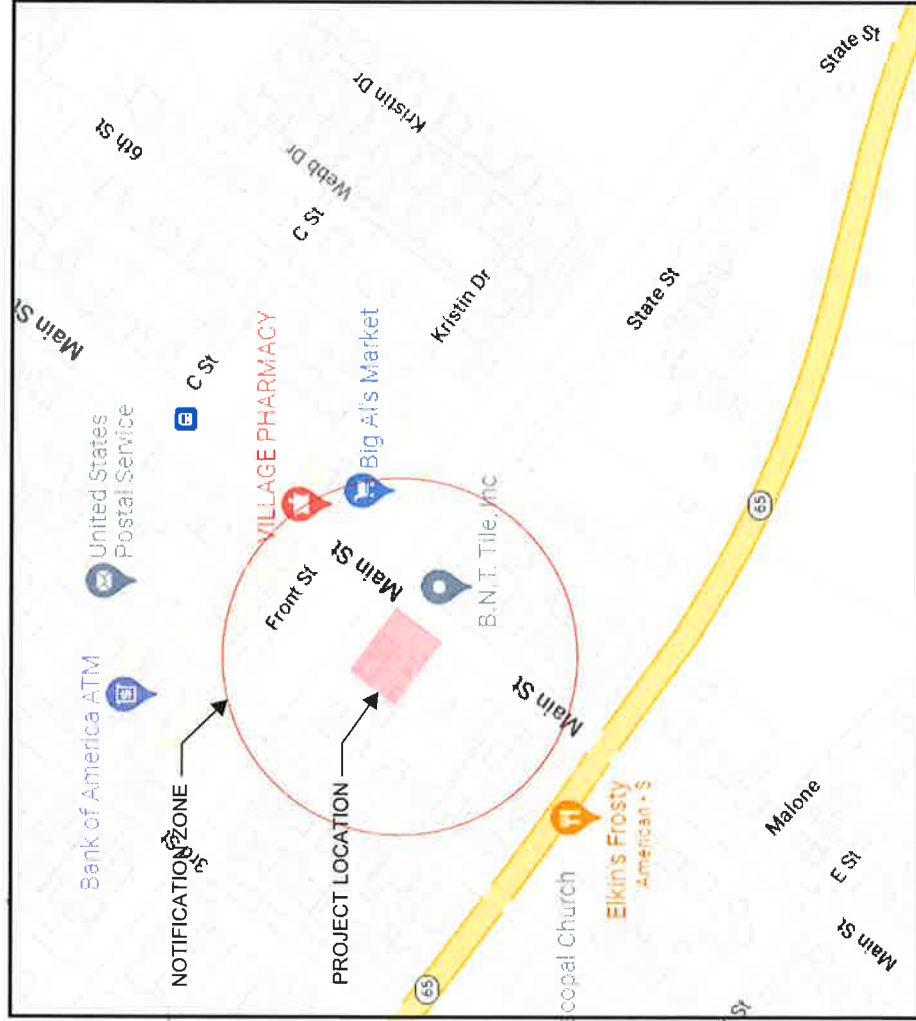
Planning Commission Chairperson

ATTEST:

Lisa Thomason, City Clerk

501 & 503 MAIN STREET

WHEATLAND, CA 59692



LOCATION MAP

INDEX

- S00 - TITLE SHEET
- S01 - PROPOSED SITE PLAN
- S02 - PROPOSED DRAINAGE PLAN
- S03 - EXISTING PLUMBING PLAN
- S04 - PROPOSED PARKING PLAN

PROJECT INFORMATION

PROJECT SF: 13,000 ACRES: 0.298 ZONING: R1 to C3
APN: 015-219-002-000

CONTACT INFORMATION

BOB FILES 530.701.0926

501 & 503 MAIN STREET
501 MAIN STREET
WHEATLAND, CA 95692

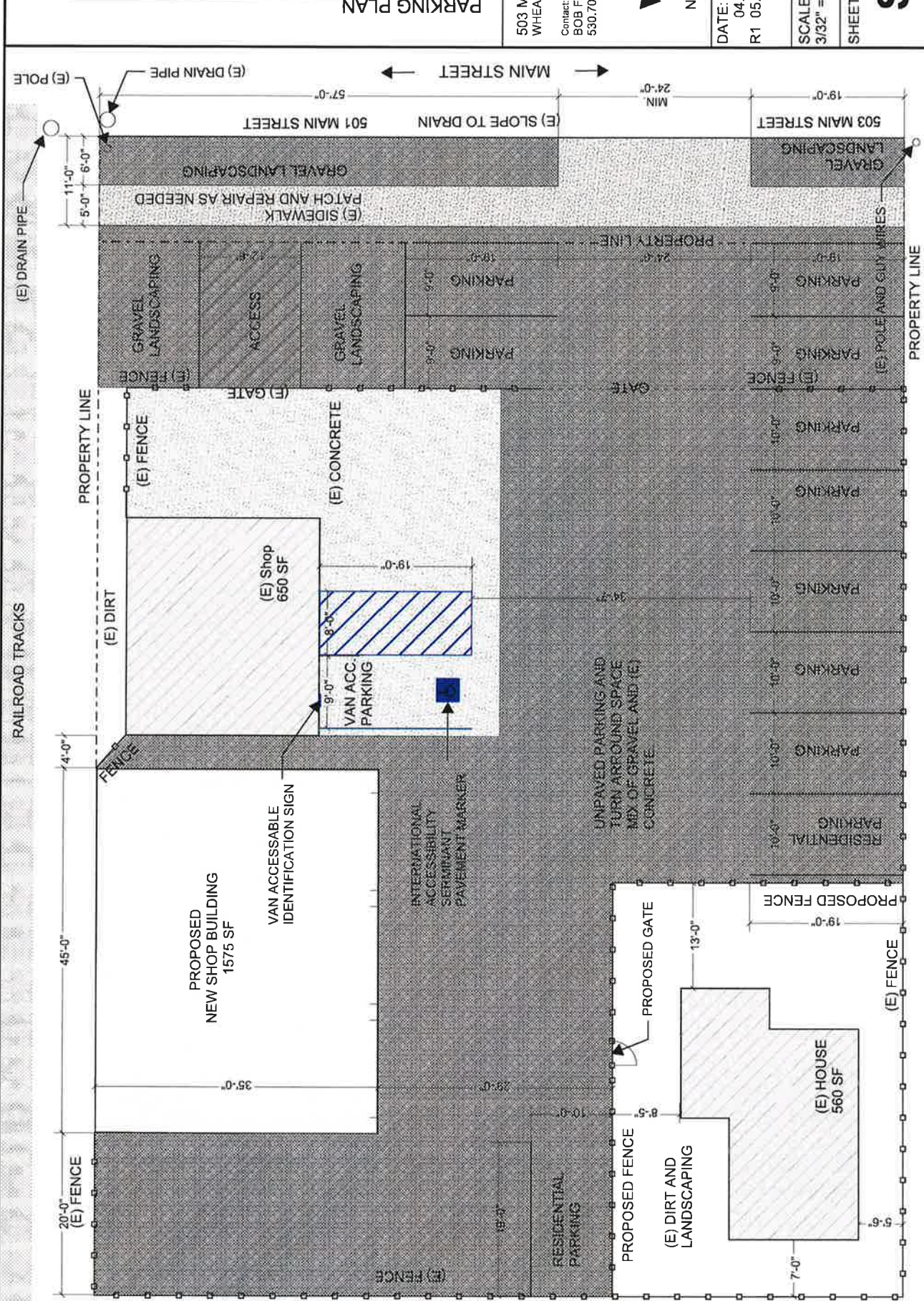
503 MAIN STREET
WHEATLAND, CA 95692
Contact:
BOB FILES
530.701.0926

DATE: 05.16.2022

SCALE:
NTS

SHEET:

S00



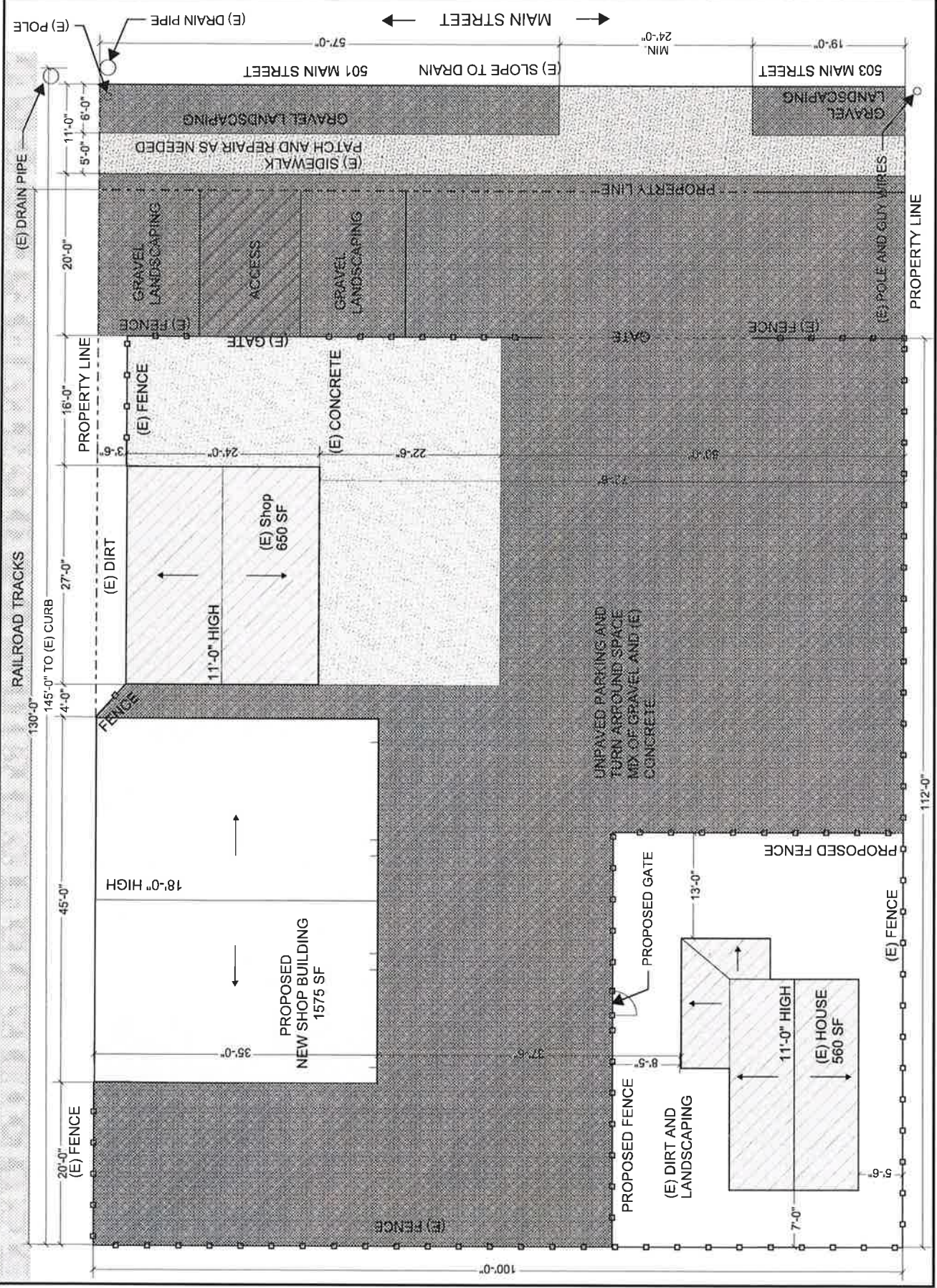
PARKING PLAN
 PROJECT SF: 13,000 ACRES: 0.298 ZONING: R1 to C3
 APN: 015-219-002-000

503 MAIN STREET
 WHEATLAND, CA 95692
 Contact:
 BOB FILES
 530.701.0926



DATE: 04.25.2022
 R1 05.16.2022
 SCALE: 3/32" = 1'-0"
 SHEET:

S04



PROPOSED DRAINAGE PLAN
 PROJECT SF: 13,000 ACRES: 0.298 ZONING: R1 to C3
 APN: 015-219-002-000

503 MAIN STREET
 WHEATLAND, CA 95692

Contact:
 BOB FILES
 530.701.0926

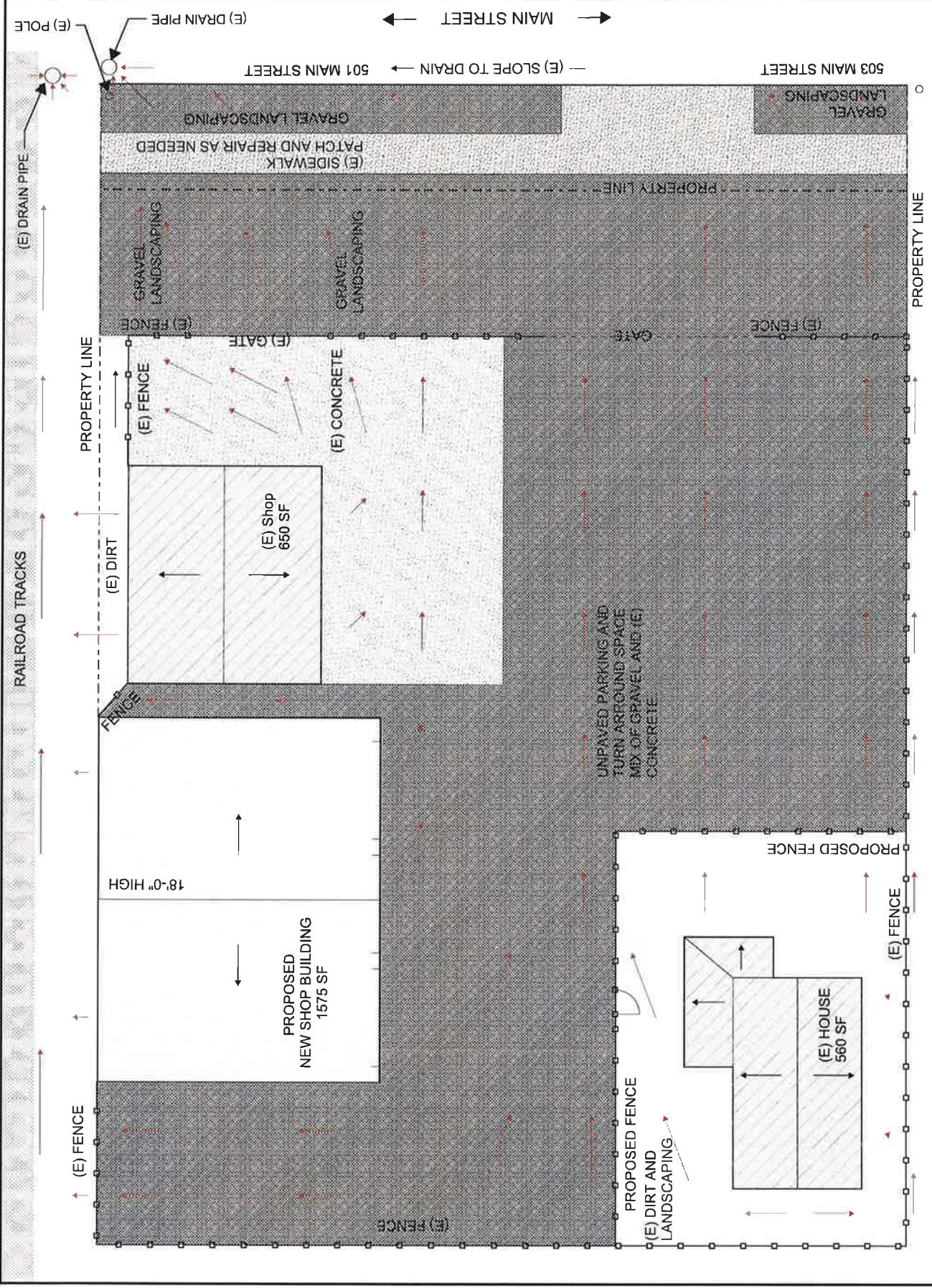


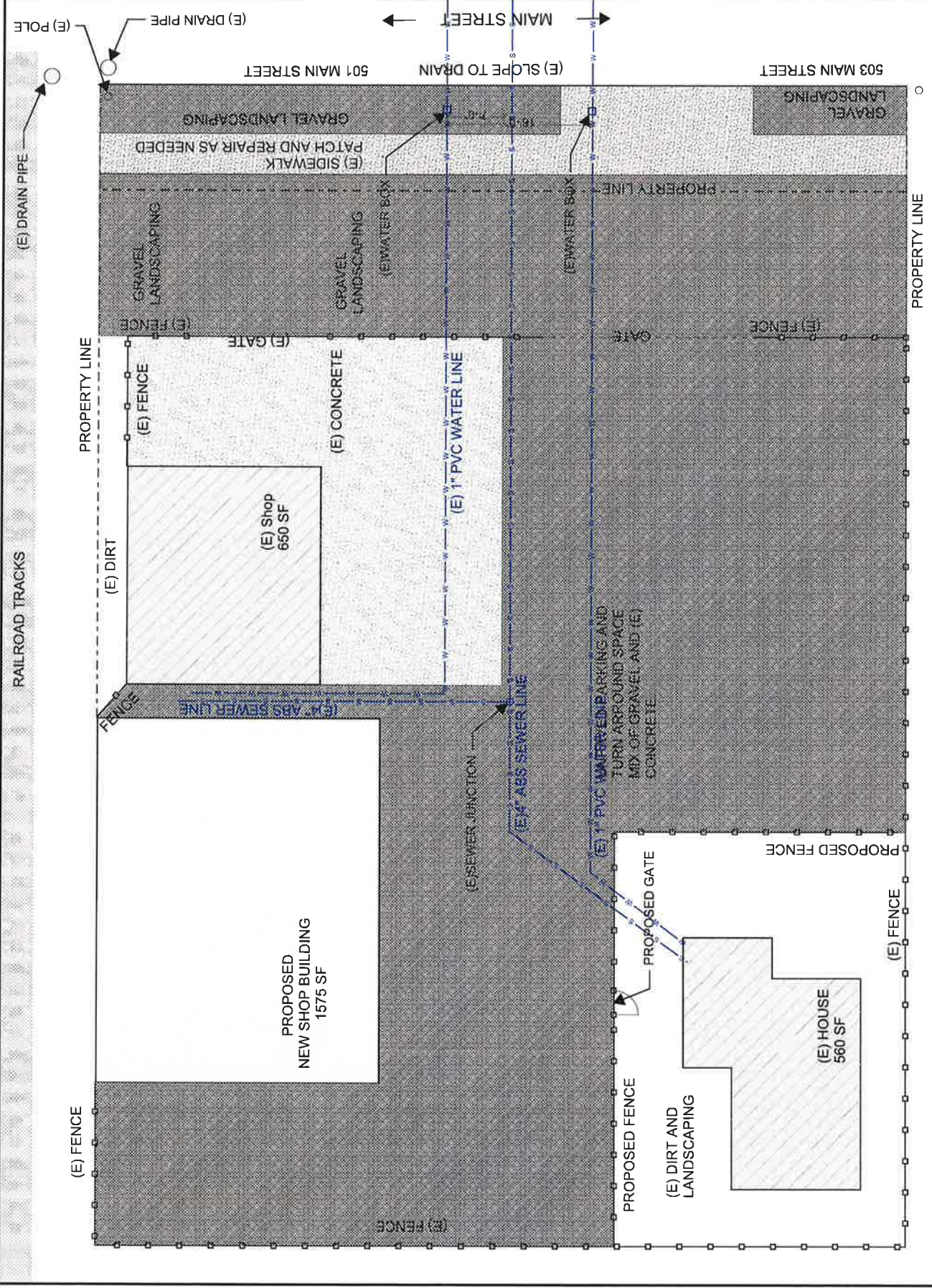
DATE: 04.18.2022
 R1 04.15.2022
 R2 05.16.2022

SCALE:
 3/32" = 1'-0"

SHEET:

S02





DATE: 04.18.2022
 R1 04.25.2022
 R1 05.16.2022
 SCALE: 3/32" = 1'-0"
 SHEET:

S03

